



Report of: **Service Director, Public Protection**

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	26 th January 2016		Barnsbury

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
RE: MEDITERRANEAN RESTAURANT, 61 CHAPEL MARKET, LONDON, N1 9ER.

1. Synopsis

1.1 This is an application for a new premise licence under the Licensing Act 2003.

1.2 The new application is to allow:

- The sale by retail of alcohol, on supplies only, Mondays to Sundays from 12:00 until 23:00; and
- The premises to open to the public, Mondays to Sundays from 12:00 until 23:30.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	Yes
Noise	Yes
Health and Safety	No
Trading Standards	No
Public Health	No

Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Ten local residents.
Other bodies	No:

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: suggested conditions and map of premises location.

3.2 The application was put on hold whilst the business owner sought the required planning authorisation, see point 4 below for details.

4. Planning Implications

4.1 When the application was initially submitted to the Licensing Authority for consideration the premises did not have the required planning permissions to operate as proposed within it.

4.2 The business owners subsequently gained the required A3 planning status, for the ground and first floor, on 3rd December 2015.

4.3 The following hours of operation condition is attached to the planning approval:

- Mondays to Saturdays from 08:00 until 23:00; and
- Sundays and Bank Holidays from 08:00 until 22:00.

4.4 The use of the first floor terrace is not authorised and the French door access to this area has now been removed.

5 Recommendations

5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.

5.2 If the Committee grants the application it should be subject to:

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 3)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6 Conclusion and reasons for recommendations

6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing Policy
Licensing Act 2003
Secretary of States Guidance

Final Report Clearance

Signed by


Service Director – Public Protection

Date 13/1/16

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

0438.15

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

MUSTAFA

* Family name

COBAN

* E-mail

info@archpl.co.uk

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name	61
* Street	CHAPEL MARKET
District	
* City or town	LONDON
County or administrative area	
* Postcode	N1 9ER
* Country	United Kingdom

Agent Details

* First name	A. Ender
* Family name	Cemgil
* E-mail	info@archpl.co.uk
Main telephone number	07842410527
Other telephone number	

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Your Address

Address official correspondence should be sent to.

* Building number or name	33B GRAND PARADE
* Street	GREEN LANES
District	HARINGEY
* City or town	LONDON
County or administrative area	
* Postcode	N4 1LG
* Country	United Kingdom

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PREMISES DETAILS

Continued from previous page...

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name	<input type="text" value="61"/>
Street	<input type="text" value="CHAPEL MARKET"/>
District	<input type="text"/>
City or town	<input type="text" value="LONDON"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="N1 9ER"/>
Country	<input type="text" value="United Kingdom"/>

Further Details

Telephone number	<input type="text"/>
Non-domestic rateable value of premises (£)	<input type="text" value="32,500"/>

Section 3 of 19**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 19**INDIVIDUAL APPLICANT DETAILS****Applicant Name**

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

MUSTAFA

Family name

COBAN

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

Yes

No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	<input type="text" value="61"/>
Street	<input type="text" value="CHAPEL MARKET"/>
District	<input type="text"/>
City or town	<input type="text" value="LONDON"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="N1 9ER"/>
Country	<input type="text" value="United Kingdom"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes

No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	<input type="text" value="info@archpl.co.uk"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

THE PREMISES IS UNDER NEW MANAGEMENT AND WILL BE REFURBISHED WITH A NEW DESIGN AND IT WILL BE A MEDITERRANEAN RESTAURANT. THE PREMISES CURRENTLY HAVE GOT A3 USE CLASS PERMISSION AS COFFEE SHOP / RESTAURANT. THE PROPOSAL IS TO GET PERMISSION FOR SUPPLY OF ALCOHOL ON THE PREMISES MONDAY TO SUNDAY 12:00 NOON - 23:00 PM.

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

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PROVISION OF PLAYS

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes

No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

Continued from previous page...

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

Continued from previous page...

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

N/A

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The applicant will accept the follow conditions.
The alcohol only will sale in operation hours and the alcohol will be consumed on the premises.
Alcohol will be served for people to sit and enjoy a drink and order food by table service.
CCTV will be installed to the premises, installed the CCTV system that meet the standard in 'UK police requirements for digital CCTV system'.
Emergency lighting will be provided.
Smoke detector will be installed.
The premises operates the "challenge 21" the proof of age scheme.
The premises will open and shut at its permitted hours and the sale of alcohol or any other permitted licensing activity will not be carried out at any other time than its permitted opening hours.

b) The prevention of crime and disorder

CCTV CONDITIONS

A digital CCTV system WILL be installed in the premises complying with the following criteria:

1. Cameras must be sited to observe the entrance and exit doors and floor areas.
2. Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.

Continued from previous page...

- e. capable of identification.
- 3. Cameras overlooking floor areas should be wide angled to give an overview of the premises.
- 4. Provide a linked record of the date, time, and place of any image.
- 5. Provide good quality images.
- 6. Operate under existing light levels within and outside the premises.
- 7. Have the recording device located in a secure area or locked cabinet.
- 8. Have a monitor to review images and recorded picture quality.
- 9. Be regularly maintained to ensure continuous quality of image capture and retention.
- 10. Have signage displayed in the customer area to advise that CCTV is in operation.
- 11. Digital images must be kept for 31 days.
- 12. Police or authorised local authority employees will have access to images at any reasonable time.
- 13. The equipment must have a suitable export method, e.g. CD/DVD writer so that the police can make an evidential copy of the data they require. This data should be in the native file format, to ensure that no image quality is lost when making the copy. If this format is non-standard (i.e. manufacturer proprietary) then the manufacturer should supply the replay software to ensure that the video on the CD can be replayed by the police on a standard computer. Immediate copies must be made available to Police or authorised local authority employees on request.

ALCOHOL WITH FOOD CONDITIONS

Alcohol shall only be sold ancillary to a meal purchased at the premises.

Alcohol shall only be served to people taking table meals or waiting to be seated for a meal.

Signs shall be prominently displayed on the exit doors advising customers that alcohol should not be taken off the premises and consumed in the street. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.

c) Public safety

Emergency light and fire extinguisher will be installed.

d) The prevention of public nuisance

For public nuisance there will not allow any alcohol drink at outside.

All occasions when persons have been refused service will be recorded in a refusals book, which shall be kept at the premises for not less than 12 months.

Suitable signage will be displayed at the point of exit advising customers leave the premises quietly.

Deliveries to the premises shall only be made during normal working hours (08:00 AM - 18:00 PM).

e) The protection of children from harm

We will be very strict to not sell alcohol to children and under age.

Any alcohol must be sold by DPS or a person authorised by the DPS at all times.

All staff who sells alcohol will be trained in the role by the DPS with regular refresher training.

Records of training will be kept and made available for examining officers of the relevant authorities.

Where a person appears to be under the age 21, identification in the form of passport, photo driving licence or a proof of age card bearing the pass hologram will be sought and if not provided service of alcohol will be refused.

Suitable signage will be displayed at the point of entry and at the service area advising customers that the premises operates the "challenge 21" proof of age scheme.

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PAYMENT DETAILS

Continued from previous page...

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

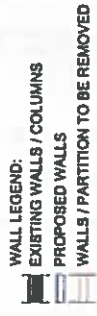
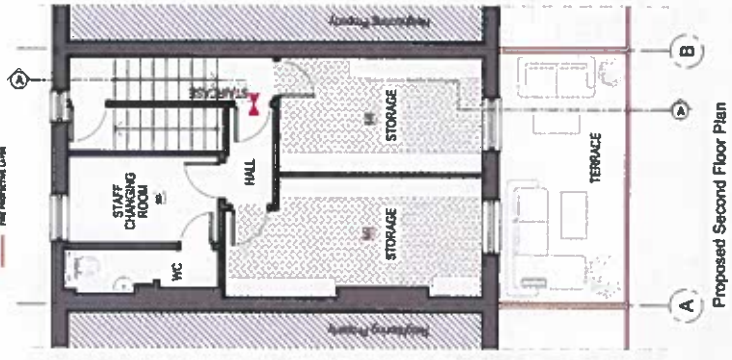
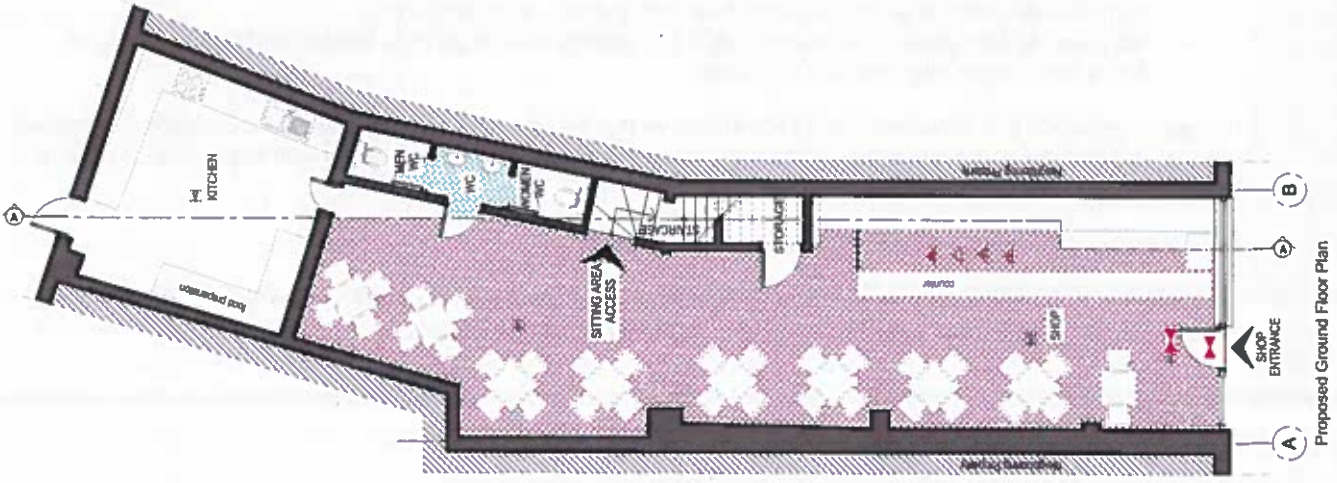
* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/islington/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION



Notes

- The drawing is not for construction.
- All dimensions are to face unless otherwise stated.
- Dimensions are not to be scaled directly from the drawing.
- All dimensions are to be checked on site and the architect is to be alerted of any discrepancies.
- All materials to be checked on site.
- All materials to be checked on site.
- All materials to be checked on site.
- The Copyright of this drawing belongs to Archard Ltd.



Licensing Act Plan	
Rev	Date
ARCH	
ARCHITECTURAL DESIGN STUDIO 119 Grand Parade, Green Lanes, Harebury, London, N4 1LQ Tel: 0208 400 238 - 0793241 0927 Web: www.arch.co.uk	
Client	Mr. Miranda Cohen
Project	61 Chapel Market, Islington N1 9ER
Scale	1:100/A3
Drawn By	LLB
Date	22/02/2013
Checked By	ABC
Project No.	0438-15
Drawing No.	A104
Revision	-
Drawing title: Proposed Section A-A and Front Elevation	

Your Premises License Application New
Our Licensing/NI
Date: 29th July 2015



**METROPOLITAN POLICE
SERVICE**

Islington Police Licensing Team
Islington Police Station
2 Tolpuddle Street
London
N1 0YY

Telephone: 07799133204
Email:
Licensingpolice@islington.gov.uk

Date 29th July 2015

Premises at
61 Chapel Market
London
N1 9ER

Dear Sir/Madam

Re: Premises License Application: 61 Chapel Market, London, N1 9ER

With reference to the above application, We are writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

It has come to the notice of the Police that the applicants have not received planning permission for the premises to be used as a restaurant. The following information has been passed on from the Planning Office.

- The combined measurements of the floor space at the ground, first and second floor levels exceed 150 square metre and in planning terms the change of use requires planning permission. However, no planning permission has been sought or granted for the conversion of the premises from A1 to a restaurant. The proposed use of the premises as restaurant would appear to be contrary to planning policies.
- No planning permission has been sought or obtained with regards to the installation of the ventilation ducts to the rear of the premises it follows it has been installed in breach of planning control;
- No planning permission has been sought or obtained with regards to the alterations to two windows on the front elevation at first floor level from sash windows to hinged double leaf doors. The alterations made without planning approval are found to be unacceptable and contrary to planning policies.
- No planning permission has been sought or obtained with regards to the use of the roof of the commercial unit at first floor level to an amenity area and a restaurant;
- No planning permission has been sought or obtained with regards to the conversion of the upper floors from residential use to a restaurant.

In light of receiving this information the Police believe that the management has shown a complete disrespect to laws and policies and have concerns that the level of management displayed is well below that of what is expected of a potential licence holder.

It is for these reasons the Police object to this new application.

We would also ask that should the committee be minded to grant a licence then a new application should be submitted prior to doing so, allowing conditions to be agreed as necessary.

**Islington Public Protection Division
Licensing Act 2003**

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority - Public Protection

Your Name	Lee H Casey
Job Title	Environmental Health Officer
Postal and email address	Noise Team, 3 rd Floor, Public Protection, Islington Council, 222 Upper Street, London N1 1XR Email: lee.casey@islington.gov.uk
Contact telephone number	020 7527 2014

Name of the premises you are making a representation about	Mediterranean Restaurant
Address of the premises you are making a representation about	61 Chapel Market London N1 9ER,

Please detail the evidence supporting your representation. Or the reason for your representation.

Please use separate sheets if necessary

To prevent public nuisance

I have considered the above application with regard to the prevention of public nuisance on behalf of the Pollution Team as a Responsible Authority, I wish to make a representation and object to the license application for the following reason.

I visited the premises on 16th July 2015, Nick Pamboris the Police Licensing Officer was also present during the visit. The premises consist of three storeys; ground floor proposed restaurant and two upper floors. The shop is located on Chapel Market and therefore falls within the Angel and Upper St Cumulative Impact Area, a commercially very busy part of the borough with a restaurants and café.

There was no sign of the upper floors being occupied as residential use. There was extensive works being undertaken at the time of my visit and I noted the installation of a new mechanical extract ventilation system to serve the proposed cooking area. The canopy hood of the extract duct is located at the front of the premises on the right hand side on entering. The ductwork runs at ceiling height towards the back of the shop and travels up the rear façade next to Iceland the neighbouring premises and terminates above roof level. The duct is terminated a satisfactory height.

I discussed the application with Mr Ender Cemgil, the Agent, and Mr Mustafa Coban the applicant. They informed me that the new mechanical extract system installed had been replaced like for like and therefore no planning permission was required. Nonetheless, I advised them that they should consult with the Planning Department to seek further clarification for the new extract duct installation. Furthermore, the applicant and agent were not aware that they had to provide an acoustic noise survey to support the installation of the new extract ventilation system, which could potentially generate noise and disturb neighbouring premises. I also enquired about the existing extract ventilation on the flat roof at the rear. The applicant and agent could not confirm whether the existing extract ventilation system would be utilised.



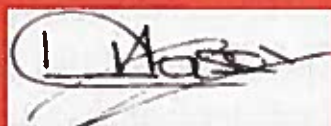
Following my visit, I consulted with the Planning Enforcement Team to inform them of the outcome of my visit and whether the applicant should be submitting an application for the new extract ventilation system. The planning officer has subsequently visited and concluded the following:

1. The combined measurements of the floor space at ground, first and second floor levels exceed 150 square metres and in planning terms the change of use requires planning permission. However, no planning permission has been sought or granted for the conversion of the premises from A1 to a restaurant. The proposed use of the premises as restaurant would appear to be contrary to planning policies.
2. No planning permission has been sought or obtained with regards to the installation of the ventilation ducts to the rear of the premises if follows it has been installed in breach of planning control;
3. No planning permission has been sought or obtained with regards to the alterations to two windows on the front elevation at first floor level from sash windows to hinged double leaf doors. The alterations made without planning approval are found to be unacceptable and contrary to planning policies.
4. No planning permission has been sought or obtained with regards to the use of the roof of the commercial unit at first floor level to an outdoor amenity area and a restaurant ;
5. No planning permission has been sought or obtained with regards to the conversion of the upper floors from residential use to a restaurant.

In view of the above information and the fact that the mechanical extract ventilation system has been installed without any consultation with the authority, I have concerns that the system could generate noise during use with the likelihood of causing a noise nuisance to neighbour premises. Therefore, I would recommend refusal of this application. However, if the sub-committee is minded to grant the licence, I would ask that they request the applicant to submit an acoustic noise survey to determine the background noise survey of the area as well as technical details of the mechanical extract ventilation system. This will assist us to decide whether the extract system can operate without exceeding the prevailing background noise levels.

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

1. Doors and windows for the premises will be kept closed, so far as practicable, at all times when recorded music is being played and during restaurant operating activities.
2. No music emanating from the shop should be audible to cause a nuisance within any adjoining noise sensitive premises between the operating hours.
3. Any music played at the premises will be at a background volume.
4. Customers should not be allowed to consume purchased alcohol outside the premises.
5. No refuse including bottles will be moved, removed or placed in outside areas between 22:00 and 07:00hrs
6. Prominent, clear and legible notices must be displayed at the premises requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
7. All tables and chairs outside the premises shall not be used after 22:00hrs
8. There will be no deliveries made to the premises between the hours of 22.00 and 07.00hrs.
9. Bottling out from the premises is prohibited between 22:00 hours and 07:00 hours.
10. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (L_{A90}), expressed in dB(A) when all plant/equipment are in operation. Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the L_{A90} , expressed in dB(A).
11. Cooking odours from the restaurant kitchen extract system shall be adequately dispersed to a suitable height and location to prevent nuisance to the neighbouring residents.
12. The cooking extract system shall be adequately maintained to prevent cooking odours and noise and or vibration affecting neighbouring residents.



Signed:

Date: 29th July 2015

Please send this form along with any additional sheets to the applicant. A copy should be sent to: Islington Council, Licensing Team, 222 Upper Street London N1 1XR or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

**Subject: RE Mediterranean Restaurant, 61 Chapel Market,
London N1 9ER Your Reference: WK/201592150**

Further to your letter informing of the above licensing application I would like to object on the following grounds.

Currently in Chapel Market and the surrounding streets there are already sufficient premises selling alcohol and providing this kind of service. As residents we already endure a high level of public disorder, crime and anti social behaviour related to drinking and premises of this nature. As the Council will be aware residents of Chapel Market have been campaigning for enforcement related to noise, urinating, fighting and many other behaviours that we endure almost nightly but especially at weekends that come from restaurants, bars and pubs.

Also, Chapel market is a thoroughfare through to other parts of the local area, and given that we have fast food establishments that attract people late at night increasing the number of non residents that are in our vicinity that do not respect our local area.

The addition in the plans of elevated outside terraces areas will increase the level of noise projected over a wider area and with the associated consumption of alcohol this would mean that our adjacent bedrooms would be severely

COMMERCIAL
29 JUL 2015
PUBLIC PROTECTION DIVISION
222 UPPER ST. LONDON EC1H 1HT

effected. This would mean that we would not be able to use our outside areas or have our windows open for ventilation due to noise nuisance.

As Islington Council Councillors and officers will be aware there has been a campaign to reduce the level of public nuisance in Chapel Market on going for some time, namely public urination and noise and drug taking. The addition of another licensed premises in our location is simply not needed, indeed our local area is at saturation point with establishments of this kind.

It is noted that Islington Council operates a Cumulative Impact Policy, I would submit that this kind of application and all of the above mentioned additional problems it will bring to our area should fall within that policy and be refused by the Licensing Committee.

Whilst I accept that Chapel Market is a mixture of business and residential properties we already live with a substantial amount noise and anti social behaviour. We also during the daytime live with a busy market operating. To now expect us to have more late night restaurants serving alcohol and its associated problems reduces our entitlement to a decent level of home life.

I wholeheartedly oppose this application.

Yours Sincerely

Whitton, Daniel

From:
Sent: 05 August 2015 17:39
To: Licensing
Subject: Mediterranean Restaurant, 61 Chapel Market, London N1 9ER

Dear Sir / Madam

Re: Alcohol License application on Mediterranean Restaurant, 61 Chapel Market, London N1 9ER
Your Ref: WK/201592150

On behalf of the owner of a neighbouring property at application for the following reasons:-

I would like to object to the above licensing

1. The proposal and in particular the first floor bar area and the first and second floor outside seating areas will be a public nuisance due to noise and anti-social behaviour. It will therefore have a detrimental effect on the adjoining residential occupants at 59 and 60 Chapel Market as well as numerous other flats in the vicinity.
2. There is already a problem with noise, ant-social behaviour (such as urinating in the street, drug taking and fighting) late at night along Chapel Market and this application, particularly with outside seating / drinking areas will exacerbate this problem.
3. Due to the above ant-social behaviour issues, we are concerned about the safety of the many local residents and the potential for glasses / bottles to be dropped or thrown from upper floor drinking terraces.

I would be grateful if you would please take the above into consideration when determining this application.

Regards,

Whitton, Daniel

From:
Sent: 22 July 2015 22:37
To: Licensing
Subject: 61 chapel market (for the attention of Dan Whitton)

Hi Dan,

I would like to make a comment about the proposed licensing of 61 chapel market with regards to preventing public nuisance.

The street is already bursting at the seams with drunken behaviour on all nights of the week from shouting and screaming throughout the night to public urination.

My particular concern regarding this licensing is the outdoor terrace proposed on the first floor - this will only add the late night noise as it is above street level and inconvenience all the residents as it is at the same height as all the residences on the street.

Regarding the terrace, it has actually already been built already - without planning permission - over the past couple of weeks and the original brickwork all torn down. I was hoping you might be able to put me in touch with the person whom I should contact regarding this violation as I would like to make a planning complaint.

One final point is that my bedroom window opens downwards just 6 feet across from this terrace. Beyond the late night noise I will likely suffer I'm particularly concerned that smoking on this terrace will undoubtedly result in smoke entering my bedroom. Aside from being particularly unpleasant this is a very real health concern.

Thank you for taking the time to read this. I look forward to your response

Yours sincerely,

Whitton, Daniel

From:
Sent: 26 July 2015 14:56
To: Licensing
Subject: Licence Application WK/201592150 - 61 Chapel Market

Attn: Dan Whitton

Dear Sir

Licence Application 61 Chapel Market, N1 9ER
Your Ref: WK/201592150

We are writing with reference to the above application for a new licence at the above premises.

We object on the grounds of public nuisance (noise) and privacy.

Whilst we have no objection to a restaurant on the ground floor, we are particularly concerned about noise coming from an open air terrace until 11pm every night and the fact that our flat will be directly overlooked.

There is already a major problem with noise and anti-social drunken behaviour in this area at night. Islington Council should take into account that Chapel Market is a large residential area and consideration and respect should be shown to residents, not given over to restaurants and night clubs of which there are already more than enough in this area.

Residents have an ongoing problem with drunken and noisy customers coming out of pubs and McDonald's in the early hours of the morning while trying to sleep. There have been many occasions when we have been woken by partying and drunken revellers in Chapel Market in the middle of the night. Residents are made to suffer at the expense of bar owners/nightclub owners' profits and the majority of their customers are not even from this area.

Islington Council has a responsibility to its residents to ensure a safe, secure and healthy environment and we hope this will not be jeopardised further by the introduction of yet another late night venue offering outside space.

We see that work has already started on 61 Chapel Market including the terrace. We will be most concerned if the applicant is given permission to continue with this venture. We would refer to your "Cumulative Impact Policy" and suggest that our, and any other objections to this licence application, is given the consideration it deserves and Islington Council make the correct decision not to allow a licence based on the current application.

Yours faithfully,

Whitton, Daniel

From:
Sent: 03 August 2015 13:57
To: Licensing
Subject: Re: Mediterranean Restaurant, 61 Chapel Market

I'm writing to you about the premises license for the new mediterranean restaurant at 61 Chapel Market.

Name:
Interest: Local resident.
Address:

Comment against application; grounds, prevention of public nuisance. No issue with the restaurant itself, only with the use of the roof terrace.

Chapel Market has already had an increase in late night noise due to the 24hr MacDonald's and the new, 24 hour gambling shop. We have noticed an increase in late night noise (drunk people shouting and arguing in the street, people playing loud music from cars, etc.) and feel that the new restaurant will only add to that. We have already had to call the MacDonald's three times in the last month to ask them to stop their customers playing loud music from their cars, often after being woken at 1 or 2am, and don't really want to be disturbed further by diners on the terrace until 11pm every night.

Usually the customers at MacDonald's make noise and leave relatively quickly but on the occasions where we had to call, they stayed outside eating and playing music for over 15 minutes. I'm aware that the license means that the customers at the mediterranean restaurant will not be there as late, but there will be continuous noise until at least 11pm every night.

The terrace would mean that there will be people eating and drinking until late every night, with the noise disturbing anyone nearby.

It also means that our roof terrace and flat will be over looked by diners as they can easily see into our flat, located diagonally opposite the new restaurant. (We have two, large windows 160cm x 89cm that also function as doors onto our roof terrace.)

The building work from this refurbishment, along with the refurbishment of the phone shop next door to us, and the other premises a few doors down, has also been less than considerate. There has been hammering and drilling into the late evening and at all times of day on Saturdays and Sundays. It is difficult to tell which refurbishment is making the noise at times, but it doesn't make me hopeful that the owners of the restaurant will be considerate neighbours.

Whitton, Daniel

From:
Sent: 26 July 2015 11:51
To: Licensing
Cc:
Subject: RE Mediterranean Restaurant, 61 Chapel Market, London N1 9ER Your Reference: WK/201592150

Further to your letter informing of the above licensing application I would like to object on the following grounds.

Currently in Chapel Market and the surrounding streets there are already sufficient premises selling alcohol and providing this kind of service. As residents we already endure a high level of public disorder, crime and anti social behaviour related to drinking and premises of this nature. As the Council will be aware residents of Chapel Market have been campaigning for enforcement related to noise, urinating, fighting and many other behaviours that we endure almost nightly but especially at weekends that come from restaurants, bars and pubs.

Also, Chapel market is a thoroughfare through to other parts of the local area, and given that we have fast food establishments that attract people late at night increasing the number of non residents that are in our vicinity that do not respect our local area.

The addition in the plans of elevated outside terraces areas will increase the level of noise projected over a wider area and with the associated consumption of alcohol this would mean that our adjacent bedrooms would be severely effected. This would mean that we would not be able to use our outside areas or have our windows open for ventilation due to noise nuisance.

As Islington Council Councillors and officers will be aware there has been a campaign to reduce the level of public nuisance in Chapel Market on going for some time, namely public urination and noise and drug taking. The addition of another licensed premises in our location is simply not needed, indeed our local area is at saturation point with establishments of this kind.

It is noted that Islington Council operates a Cumulative Impact Policy, I would submit that this kind of application and all of the above mentioned additional problems it will bring to our area should fall within that policy and be refused by the Licensing Committee.

Whilst I accept that Chapel Market is a mixture of business and residential properties we already live with a substantial amount noise and anti social behaviour. We also during the daytime live with a busy market operating. To now expect us to have more late night restaurants serving alcohol and its associated problems reduces our entitlement to a decent level of home life.

I wholeheartedly oppose this application.

Yours Sincerely

Whitton, Daniel

From:
Sent: 03 August 2015 19:05
To: Licensing
Subject: New Application of alcohol licence. RE: Mediterranean Restaurant, 61 Chapel Market. Ref WK/201592150
Attachments: IMAG4201.jpg; IMAG4199.jpg; IMAG4200.jpg; IMAG4198.jpg; Planning drawing.pdf

For the attention of Dan Whitton, Licensing Service,

I'm writing following receipt of the alcohol licence application for Mediterranean Restaurant, 61 Chapel Market, London, N1 9ER. I wish to make representation with reference to 'The prevention of public nuisance' and 'Public Safety'. I have listed my representation below:

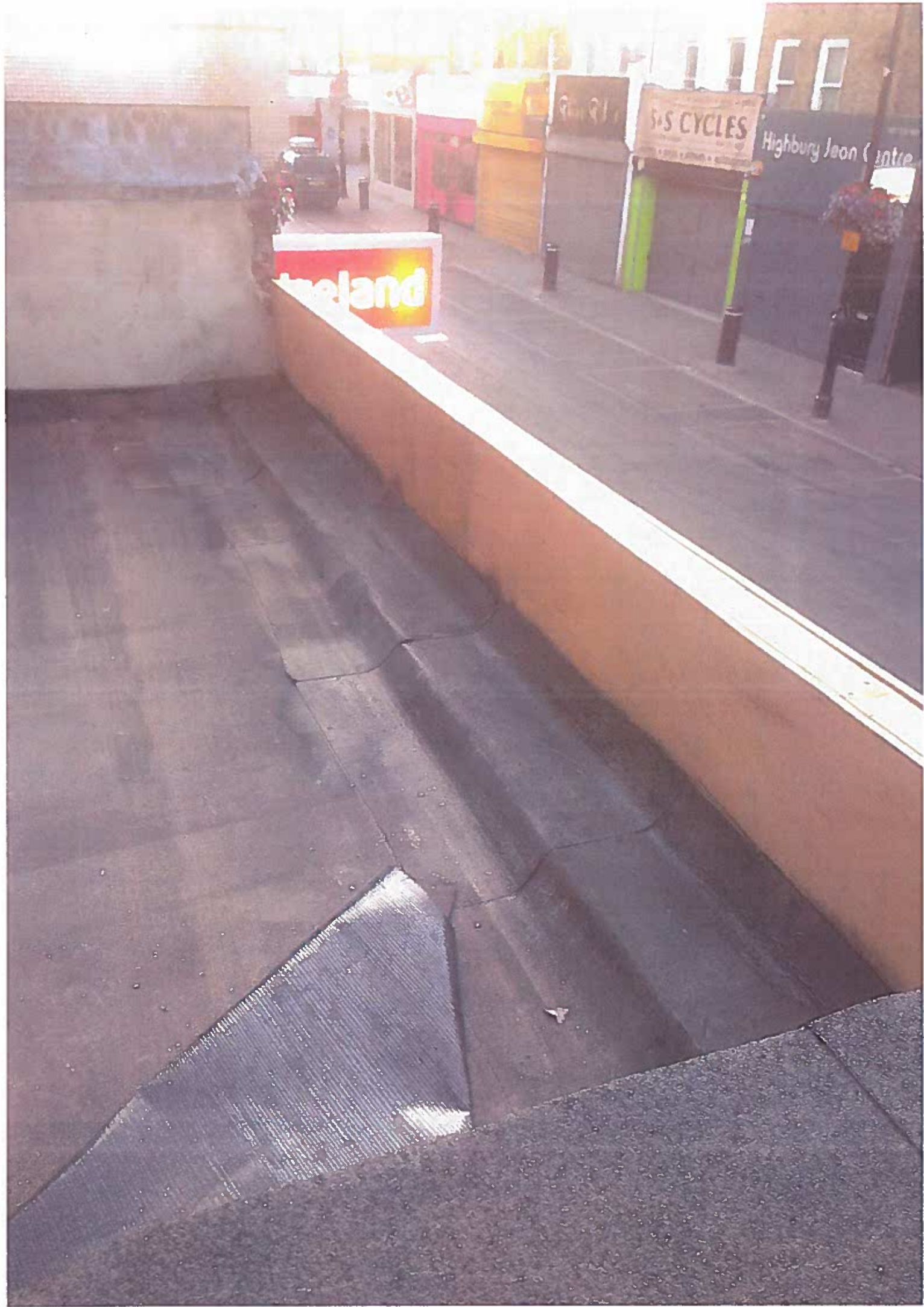
1. I am a resident living
2. From the disturbance and nuisance caused by the construction work of 61 Chapel Market I stand with no doubt that this will be worse if a licence is granted to serve alcohol Mon to Sun from 12:00 to 23:00.
3. I would like to raise a concern regarding the noise from customers (refer to annotated sketch of the planning drawing).
4. I must stress how I have bedrooms on the other side of the wall to the proposed restaurant.
5. What acoustic measures are in place to eliminate the noise/ vibration transfer through the walls?
6. After witnessing the unsafe working practices of the workforce I decided to investigate to determine if planning permission was in place for the works
7. I subsequently obtained a copy of the proposed floor plans and confirmation that planning permission has not yet been granted.
8. I firstly wish to raise a concern to public safety that these works have may be proceeding without the consultation of an engineer and a lack of building control.
9. To ensure the safety of neighbouring properties I would like to know what fire strategy is in place i.e. if a fire breaks out in the restaurant how is my property protected? How am I safe?
10. Following the reckless demolition work I have noticed a several cracks on the external façade of 61 Chapel Market (Refer to attached IMAG4201)
11. These cracks are wide enough to place a pencil in them and thus are a potential risk to public safety.
12. Upon review of the proposed plans in the planning application a roof terrace seating area is proposed.
13. This seating area is within 2 metres of windows to my property.
14. This is an inherent security risk to my property.
15. This is additionally a large invasion of privacy.
16. If customers are allowed to drink alcohol, smoke and converse on the terrace this will be a public nuisance.
17. A safety risk is present too as we are a non-smoking house and I fear that smoke could enter our property from the terrace (refer to annotated sketch of the planning drawing).
18. The demolition works included the whole roof structure below the terrace.
19. This showed a complete lack of care and regard for the heritage fabric of the historic street (IMAG4198).
20. Has this new load bearing roof terrace structure been inspected by building control and had engineering input (IMAG4199 and IMAG4200)?

Following my representation above I wish to be notified when the public hearing of the Council's Licensing Sub Committee will take place.

I want to thank for you for this opportunity of representation and I await your response to my requests above.







TERRACE **TERRACE TURKISH KITCHEN**
OPENING SOON



Whitton, Daniel

From:
Sent: 07 August 2015 21:08
To: Licensing
Subject: No. 61 Chapel Market

Dear Sir

Licence Application 61 Chapel Market, N1 9ER
Your Ref: WK/201592150

I am writing with reference to the above application for a new licence at the above premises.

I object on the grounds of public nuisance (noise) and privacy.

Whilst I have no objection to a restaurant on the ground floor, I am particularly concerned about noise coming from an open air terrace until 11pm every night and the fact that patrons will be able to see into my flat on the second floor.

There is already a major problem with noise and anti-social drunken behaviour in this area at night. Islington Council should take into account that Chapel Market is a large residential area and consideration and respect should be shown to residents, not given over to restaurants and night clubs of which there are already more than enough in this area.

Residents have an ongoing problem with drunken and noisy customers coming out of pubs and McDonald's in the early hours of the morning while trying to sleep. There have been many occasions when I have been woken by partying and drunken revellers in Chapel Market in the middle of the night. Residents are made to suffer at the expense of bar owners/nightclub owners' profits and the majority of their customers are not even from this area.

Islington Council has a responsibility to its residents to ensure a safe, secure and healthy environment and I hope this will not be jeopardised further by the introduction of yet another late night venue offering outside space.

I can see that work has already started on 61 Chapel Market including the terrace and am most concerned if the applicant is given permission to continue with this venture. I would refer to your "Cumulative Impact Policy" and suggest that my, and any other objections to this licence application, is given the consideration it deserves and Islington Council make the correct decision not to allow a licence based on the current application.

Yours faithfully,

Whitton, Daniel

From:
Sent: 03 August 2015 11:07
To: Licensing
Subject: Mediterranean Restaurant, 61 Chapel Market - New Licence Application

Hi Dan,

I'm writing in response to the alcohol licence application for 61 Chapel Market, Islington with reference to 'The prevention of public nuisance' objective. Here are my objections noted below for your review:

I live in _____ and have my _____ the new terrace for the proposed restaurant at 61 Chapel Market.

1. The new terrace will mean noise on the balcony for the purpose of drinking alcohol late into the evening/night. Note that this new 1st floor terrace is a couple of metres away from my bedroom window, a room which I also use to work from home daily with the window open.
2. No doubt the terrace will be used for smoking, a couple of metres from my bedroom window, a room of which, as noted above, is used every day to work from home. With my window open most days, not only does this balcony look into my window, I will be exposed to cigarette smoke on multiple occasions. This will also affect the 2nd floor front bedroom whose window is near enough above the new terrace as well. As a non-smoker, you can imagine this is not particularly desirable consistently every day.
3. It is also a security concern that there is no barrier between the balcony outside my room and the new restaurant terrace meaning any public member is able to simply walk to my window and look in without any prevention. No barrier has been considered between the two for this.
4. There has been significant work to the exterior of the property, of which I understand there has not been a planning application submitted. Obviously the repercussions of this are severe and I'd like to understand the steps Islington Council is taking to review this.

I hope you can understand my concerns here, and would advise a review at the property itself to understand the full extend of these concerns.

Thanks in advance,

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Mediterranean Restaurant, 61 Chapel Market,
London, N1 9ER

Your Name:

Interest: resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address:

Email:

Telephone

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

As a resident, I cannot support this application, at least in full. The restaurant will be open until 23.00, contributing to the general noise of the area: customer coming, leaving during opening hours, and customers lingering on the street at and after closing time. I'd like to remind the Council that, unlike other sections of Chapel Market, the area between Northwest Place and White Conduit Street, where the restaurant will be, is already extremely noisy, as the market stalls are stored off these streets. Loud noise starts at about 4.30am when vendors start setting up the stalls, continues during the day when the market is on, and ends at about 19.00 when the stalls are stored. Add to that the street clean up and the garbage collection from the dumpster area (right in front to where the restaurant will be), and the only time residents can enjoy some peaceful time is after about 20.30. My objection is that the restaurant will significantly contribute to the noise after this time. Also, note that it is likely that the sale of alcohol will produce a rowdier crowd.

A second objection is about the proposed plan that is featuring a terrace in both the first and second floor. This plan is triply concerning. It will unavoidably contribute to a constant noise right outside residents' windows as customers dine. It will enable customers (and workers) to overlook the windows of residents nearby -- a deeply unsettling feeling. It will let to direct access to adjacent residents on the first floor, since several premises (including the restaurant) are contiguous and there is walking room all the way through; this may increase the risk of burglary by customers (and workers).

Finally, due to the known diuretic effect of alcohol, there is an increased risk of people urinating on the street, especially after the restaurant closes. This type of nuisance is already especially active in Northwest Place and the restaurant is likely to worsen the matter.

Crime and Disorder

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous Yes/No – No

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature

Date 8 August 2015

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

Appendix 3

Suggested conditions of approval consistent with the operating schedule

1. CCTV will be installed to the premises, the CCTV system must meet the standard in 'UK police requirements for digital CCTV system'.
2. The digital CCTV system installed in the premises must comply with the following criteria:
 - a. Cameras must be sited to observe the entrance and exit doors and floor areas;
 - b. Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification;
 - c. Cameras overlooking floor areas should be wide angled to give an overview of the premises.;
 - d. Provide a linked record of the date, time, and place of any image;
 - e. Provide good quality images;
 - f. Operate under existing light levels within and outside the premises;
 - g. Have the recording device located in a secure area or locked cabinet;
 - h. Have a monitor to review images and recorded picture quality;
 - i. Be regularly maintained to ensure continuous quality of image capture and retention;
 - j. Have signage displayed in the customer area to advise that CCTV is in operation;
 - k. Digital images must be kept for 31 days;
 - l. Police or authorised local authority employees will have access to images at any reasonable time;
 - m. The equipment must have a suitable export method, e.g. CD/DVD writer so that the police can make an evidential copy of the data they require. This data should be in the native file format, to ensure that no image quality is lost when making the copy. If this format is non-standard (i.e. manufacturer proprietary) then the manufacturer should supply the replay software to ensure that the video on the CD can be replayed by the police on a standard computer. Immediate copies must be made available to Police or authorised local authority employees on request.
3. Alcohol shall only be sold ancillary to a meal purchased at the premises.
4. Alcohol shall only be served to people taking table meals or waiting to be seated for a meal.
5. Signs shall be prominently displayed on the exit doors advising customers that alcohol should not be taken off the premises and consumed in the street. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.
6. Alcohol shall be taken from the premises to be consumed outside.
7. All occasions when persons have been refused service will be recorded in a refusals book, which shall be kept at the premises for not less than 12 months.
8. Suitable signage will be displayed at the point of exit advising customers leave the premises quietly.
9. Deliveries to the premises shall only be made during normal working hours (08:00 AM - 18:00 PM).
10. Any alcohol must be sold by DPS or a person authorised by the DPS at all times.
11. All staff who sells alcohol will be trained in the role by the DPS with regular refresher training. Records of training will be kept and made available for examining officers of the relevant authorities.

12. The premises shall operate the "Challenge 21" the proof of age scheme. Where a person appears to be under the age 21, identification in the form of passport, photo driving licence or a proof of age card bearing the pass hologram will be sought and if not provided service of alcohol will be refused.
13. Suitable signage will be displayed at the point of entry and at the service area advising customers that the premises operates the "challenge 21" proof of age scheme.

Conditions proposed by the Noise Service, if the Licensing Sub-Committee are minded to approve the application

14. Doors and windows to the premises will be kept closed, so far as practicable, at all times when recorded music is being played and during restaurant operating activities.
15. No music emanating from the shop should be audible to cause a nuisance within any adjoining noise sensitive premises between the operating hours.
16. Any music played at the premises will be at a background volume.
17. Customers should not be allowed to consume purchased alcohol outside the premises.
18. No refuse including bottles will be moved, removed or placed in outside areas between 22:00 and 07:00hrs.
19. Prominent, clear and legible notices must be displayed at the premises requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
20. All tables and chairs outside the premises shall not be used after 22:00hrs.
21. There will be no deliveries made to the premises between the hours of 22.00 and 07.00hrs.
22. Bottling out from the premises is prohibited between 22:00 hours and 07:00 hours.
23. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation. Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A).
24. Cooking odours from the restaurant kitchen extract system shall be adequately dispersed to a suitable height and location to prevent nuisance to the neighbouring residents.
25. The cooking extract system shall be adequately maintained to prevent cooking odours and noise and or vibration affecting neighbouring residents.

Title:
ChapelMkt-61

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